

PUBLIC HEARING--April 17, 1963

Appeal #7184 Most Rev. Patrick A. O'Boyle, Roman Catholic Archbish. of Wash. appellant
The Zoning Administrator District of Columbia appellee.

On motion duly made, seconded and carried, with Mr. Clouser dissenting, the following Order is entered on July 3, 1963:

ORDERED:

That the appeal for permission to reconstruct a parochial school, for St. Thomas the Apostle Church, on the site of the present school and church property at the northwest corner of 27th Street and Woodley Road, N.W., lots 76 to 81 inclusive, square 2109, is conditionally granted:

As a result of an inspection of the property by the Board and from the evidence adduced at the hearing, the Board finds the following facts:

- 1) Approximately 1/3 of the subject site of approximately 10,000 square feet is presently improved with two-story buildings used for school purposes with a student enrollment of 197. These buildings are outmoded and in need of extensive repair. There is no playground or recreation space on the premises.
- 2) Appellant proposes to erect a three-story building, on all of the lots several of which are now used for religious purposes and a library. The third floor will be used as a convent and the first two floors used for school purposes.
- 3) The proposed building because of its design, which takes advantage of the sloping site, will permit better use of the land since it provides for an open ground floor which will make approximately 60% of the lot available for recreation.
- 4) The parochial school for the St. Thomas the Apostle Church is a private school falling within the perview of paragraph 3101.42 of the Zoning Regulations, and will not become objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions; the use is reasonably necessary and convenient to the neighborhood it is proposed to serve, and ample parking space is provided. The use is in harmony with the general purpose

07184 Cont'd

and intent of the Zoning Regulations and maps and will not tend to have adverse effect upon the use of neighboring property in accordance with said regulations and maps.

Petitions signed by over fifty (50) residents of the neighborhood offering no objection of the granting of this appeal are in the file. There are also two letters of protest in the file and one protest was heard at the hearing.

OPINION:

The Board is of the opinion that the proposed school and convent to be located on the site of the existing school and convent will be compatible with the neighborhood. The school has been located on this site for twenty-eight (28) years, on property ideally suited to this purpose but in buildings badly in need of repair, with no playground or recreation space on the premises. The proposed structure will provide for a safe, modern school and is so designed to provide an open ground floor which will allow 60% of the lot area to be used for recreation.

This Order shall be subject to the following condition:

- (a) Students shall be limited to a maximum of 240.

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING--Aug. 14, 1963

Appeal #7379 Most Rev. Patrick A. O'Boyle, D.C. Archbishop of Washington, appellant.
The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order
was entered on August 20, 1963:

ORDERED:

That the appeal to erect roof structures in accordance with the provisions
of Section 3304 of the Zoning Regulations at 2700 - 27th Street, N.W., lots 76,
77, 78, 79, 80 and 81, square 2109, be granted for the following reasons:

(1) From the records and the evidence adduced at the hearing, the Board finds
that the enclosure on the roof of this proposed parochial school for service
equipment will harmonize with the main structure in architectural character,
material and color.

(2) There was no objection to the granting of this appeal registered at the
public hearing.

11-6-64
493-43

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF LICENSES AND INSPECTIONS
LICENSE AND PERMIT DIVISION
PERMIT BRANCH**

APPLICATION FOR CERTIFICATE OF OCCUPANCY--COMMERCIAL
(WRITE WITH TYPEWRITER OR INK)

Do NOT use this form if Certificate is to be issued for Hotel, Flat or Apartment, Rooming, Boarding or Tenement House, Day Nursery, Private Club, Convalescent Home, or Other Residential Use.

Date May 6, 1964

TO THE DIRECTOR OF INSPECTION:

The applicant(s) request the issuance of a Certificate of Occupancy for the use of the premises described below, and agree to comply with all applicable laws and regulations of the District of Columbia, and any terms and conditions appearing on BOTH sides of this application and on any Certificate of Occupancy issued on the basis of this application.

Full Name of Owner(s) of Business: Mary Ann Galt, A. D. Galt, D. Galt
(Give instructions of the form under) Archibald Galt, Mary Ann Galt, D. Galt

Trade Name of Business Bayard High School & Community
 Are contracting or trade name of Bayard (The trade name cannot be identical with that above in application for business license)

Address 2700 Connecticut Ave. N.W. Lot 76-81 Square 2109

(of building to be compared)

Name and address of owner of building West Dr. Patrick H. D. Boyle, D.D.

To the best of your knowledge is the building now being condemned? No

Material of building Masonry No. of Stories High 3 Basement? Yes

Proposed use School & Enroute

Which Floor(s) will be occupied for above use *Off. (Top Floor is correct)*

Previous name	None
---------------	------

17 regulars and was residential how many listed will are being abandoned?

BEAD INSTRUCTIONS AND INFORMATION ON BEVERLY STEEL OF THIS AUTHORITY

PENALTIES ARE PROVIDED FOR MISREPRESENTATION.

T. R. Bull-At-Clack

IF OWNER OF BUSINESS MACHINERY:

Signature of Owner (in ink)

Name John Doe (in ink)
 Home Address _____
 Tel. No. _____
 SSN _____

IF AUTHORIZED AGENT FOR OWNER OF

E. O. No. 1370
 IN BUSINESS SENSE:
 Name of Agent John J. ...

3. & A. No. 1179 Name of Agent W. J. ...
Address of Agent ... Tel. No. ...

Name of Owner(s) _____

of Business

Signature of Agent *[Signature]*

(in ink)

APPROVED: _____ DESIGNED FOR APPROVALS

APPROVED: *[Signature]* Date: *11/10/61* AUTHORITY: Full Compliance with Program

APPROVED FOR ISSUANCE OF FINAL

FILED *[Signature]* DATE *11/10/67* BY *J. A. [Signature]* MAIL ROOM

Eldest Son of the Deceased Date 6-1-68

.....

NOTICE TO PROSPECTIVE PURCHASER
Your application will not be approved and Certificate issued until all inspection agencies have certified compliance.

Permit No. 13-48981
6-10-65

RECEIVED
JUN 1 1963

PRESIDENT
VICE PRESIDENT

100-443887-1000

CONFIDENTIAL - INFORMATION REPORT OF FBI OF CO

THE UNIVERSITY OF CHICAGO

Child, Term Branch

FD-101A

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF LICENSES, INVESTIGATIONS AND INSPECTIONS
OFFICE OF LICENSES AND PERMITS
PERMIT BRANCH

APPLICATION FOR CERTIFICATE OF OCCUPANCY—COMMERCIAL
(WRITE WITH TYPEWRITER OR INK)

Do NOT use this form if Certificate is to be issued for Hotel, Flat or Apartment, Rooming, Boarding or Tenement House, Day Nursery, Private Club, Convalescent Home, or Other Residential Use.

THIS OCCUPANCY ENCOMPASSES
PUBLIC MARKET SQUARE
FEE \$5.00. Eng. Initials *[initials]*

Date *May 16, 1979*

T. THE DIRECTOR OF INSPECTION: *849987*

The applicant(s) request the issuance of a Certificate of Occupancy for the use of the premises described below, and agree to comply with all applicable laws and regulations of the District of Columbia, and any terms and conditions appearing on BOTH sides of this application and on any Certificate of Occupancy issued on the basis of this application.

Full Name of Owner(s) of Business *Most Rev. PATRICK A. O'BOYLE, D.D.*
(See application on reverse side) *(This name must be identical with that shown in application for business license)*

Type Name of Business *Parochial School & Convent*
(See application on reverse side) (PRINT) (This name must be identical with that shown in application for business license)

Description of Premises for which Certificate is Requested

Address *2700 27th St., N.W.* Lot *76-81* Square *2109*
(if building is to be occupied)

Name and address of owner of building *Most Reverend Patrick A. O'BOYLE, D.D.*

Is the best of your knowledge is the building now being condemned? *NO*

Material of building *MASONRY* No. of Stories High *3* Basement? *YES*

Proposed use *SCHOOL & CONVENT*

Which Floor(s) will be occupied for above use *ALL (TOP FLOOR IS CONVENT)*

Previous use *NONE*

If previous use was residential, how many living units are being abandoned? *---*

READ INSTRUCTIONS AND INFORMATION ON REVERSE SIDE OF THIS APPLICATION
PENALTIES ARE PROVIDED FOR MISREPRESENTATION.

To Be Filled in by Clerk

Ward District
Sight District
City District
Council No.
D No
Z A No
Permit No.
Previous use
No
Name of Clerk

IF OWNER OF BUSINESS SIGNS:

Signature of Owner
(in ink)
Home Address
Tel. No.
IF AUTHORIZED AGENT FOR OWNER OF BUSINESS SIGNS:
Name of Agent *JOHN A. SHERMAN*
Address of Agent *1000 14th St., N.W.* Tel. No. *222-1234*
Name of Owner(s)
of Business *Most Rev. Patrick A. O'Boyle, D.D.*
Signature of Agent
(in ink)

APPROVED:

RESERVED FOR APPROVALS

P.S.
Bldg.
Plbg.
Elec.

Date
Date
Date
Date

APPROVED FOR ISSUANCE BY PERMIT

[Signature] *79*

NOTICE TO PROSPECTIVE PURCHASER:
Your application will not be approved and Certificate issued until all inspections have been made and inspection report filed. Have a printed copy of this form.

61-191-9

Permit No. *B114364*
Issued *5/16/79*

SECRETARY
TREASURER

PRESIDENT
VICE-PRESIDENT

Form 811 P-601
Rev. 4-74

CERTIFICATE OF OCCUPANCY

No. 0114364

Washington, D.C., Jan 16

190

Permission is hereby granted to Most Rev. Patrick A. O'Boyle, D.D.
Archbishop of Washington, a Corporate Sole
to use the A11 Floor(s) of the building located on lot 76-01 Square 2101
known as premises 2700 27th St NW for the following
purpose(s) School and Convent.

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES IT IS VALID INDEMNIFYING, unless an expiration date is stated, ONLY for the premises, as post thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

DEPARTMENT OF LEGAL, INTERNATIONAL AND CONSTITUTIONAL COURT OF THE C.E.C.

OFFICE COPY

ZONE

918 9.00

L.O. P. M. L. B.

WILLES, ARTIS, HEDRICK & LANE

CHARTERED

ATTORNEYS AT LAW

1888 K STREET, N. W.

SUITE 1100

WASHINGTON, D. C. 20006-2866

(202) 457-7800

ANNAPOLIS, MARYLAND

BETHESDA, MARYLAND

FAIRFAX, VIRGINIA

CABLE ADDRESS: WILAN
TELECOPIER: 202-457-7814

WRITER'S DIRECT DIAL:

December 20, 1994

HAND DELIVERY

Ms. Gladys Hicks
Acting Zoning Administrator
Zoning Division
D.C. Department of Consumer and
Regulatory Affairs

614 H Street, N.W., Room 333
Washington, D.C. 20001

RE: Aidan Montessori School
2700 27th Street, N.W.

Dear Ms. Hicks:

On behalf of the Aidan Montessori School, this letter is to confirm our discussions at our December 8, 1994 meeting regarding the use of the school building at 2700 27th Street, N.W., formerly occupied by St. Thomas the Apostle School. Specifically, you confirmed that Aidan would be permitted to use the property as a private school, including pre-school through elementary-age children, consistent with the existing certificate of occupancy and with the limit of 240 students contained in BZA Order No. 7184. As a condition of your approval, you requested a notarized letter from the Archdiocese of Washington confirming that the property has continued to be used as a private school. That letter has been forwarded to you directly by the Archdiocese.

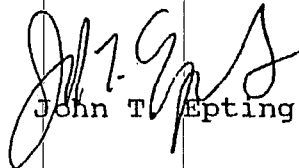
As discussed with you, the school building will be renovated prior to occupancy. We will apply for building permits and go through review as required for exterior alterations with the Historic Preservation Review Board. After the renovations are completed, we will then apply for the certificate of occupancy as a private school with a limit of 240 students.

WILKES, ARTIS, HEDRICK & LANE
CHARTERED

Based upon our meeting and the notarized letter, we request that you indicate your concurrence that Aidan is permitted to occupy the subject property as a private school by signing in the place provided below and returning the letter to our office.

Thank you for your assistance with this matter.

Sincerely,


John T. Epting

CONFIRMED:


Acting Zoning Administrator

1/25/95
Date

cc'd : Vicki Otter

+ Archdiocese of Washington

Archdiocesan Pastoral Center: 5001 Eastern Avenue
Mailing Address: Post Office Box 29260, Washington, D.C. 20017-0260
(301) 853-3800 TDD (301) 853-5300 FAX (301) 853-3246

December 8, 1994

Office of Financial Management
(301) 853-4525

HAND DELIVERY

Ms. Gladys Hicks
Acting Zoning Administrator
Zoning Division
D.C. Department of Consumer and
Regulator Affairs
614 H Street, N.W., Room 333
Washington, D.C. 20001

RE: Aidan Montessori School
2700 - 27th Street, N.W.

Dear Ms. Hicks:

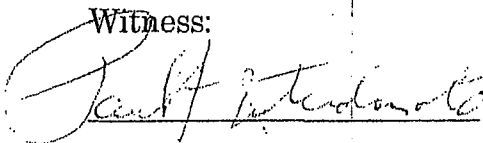
On behalf of the Archdiocese of Washington, this letter is to confirm that the school building at 2700 - 27th Street, N.W., formerly occupied by St. Thomas the Apostle School, has continually been used in a manner consistent with the certificate of occupancy as a private school. The types of activities and programs that have been conducted include Catholic educational programs, religious classes and associated private school activities administered by the Archdiocese. In addition to the regular teaching of Catholic doctrine which occurs on a nightly basis, an extensive program of Catholic teaching is conducted on Sundays.

The premises have also been used to teach English to Hispanic children and adults.

We trust that this letter addresses your needs.

Sincerely,

Witness:



BY:


Rev. Kevin Farrell, Secretary for
Archdiocesan Finance & Management

State of Maryland
County of Prince George's, ss:

I, Susan L. Ryerson, a Notary Public in and for the
aforesaid jurisdiction, do hereby certify that Kevin Farrell
who is personally well known to me as the person attesting to the
foregoing, personally appeared before me in the said jurisdiction, and by
virtue of the authority in me vested, acknowledge the same to be the act
and deed of said Kevin Farrell.

GIVEN under my hand and seal this 13th day of December, 1994.

Susan L. Ryerson
Notary Public

My Commission Expires: 9/1/98

GOVERNMENT
OF THE DISTRICT
OF COLUMBIA
Form BCRA-15
(Rev. 9/30/91)

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION

BUILDING PERMIT

PERMIT NO. B395202

Date 6/9/95

(Type)

ALTER AND REPAIR

Address of work

2700 27TH ST. N.W.

Lot 76-81X Square 2109

Permission is hereby granted to
AIDAN MONTESSORI SCHOOL

(Owner)

TOTAL PERMIT FEE \$ 6331.06

FILING FEE \$ 300.00

NO

DATE

FEE PAYABLE

\$ 6031.46

who is authorized to perform the work described herein at the
address shown above in strict accordance with the conditions
stated on BOTH sides of this permit.

Authorized work and conditions of performance thereof:

FOR INSPECTIONS CALL 727-7562

RENOVATION TO BSMT'T THROUGH ROOF/PENTHOUSE WITH BSMT' INFILL ADDITION (NO CHANGE
TO BLDG. FOOTPRINT). FOR AIDAN MONTESSORI SCHOOL, PER ATTACHED PLANS.
SEPARATE ELECTRICAL, PLBG AND MECH. INSTALLATION PERMITS ARE REQUIRED. THIS PERMIT
DOES NOT AUTHORIZE CROSSING SIDEWALK WITH RUCKS.

Width of Bldg.

Length

Height

Value \$

No. of Bldgs.

Zone R-3

To be occupied as

No. of Stories

PRIVATE SCHOOL

Height of terrace above grade

Projections

Chief-Permit Issuance Branch

Address of owner

3100 MILITARY RD. N.W.

Deposit No.

Amount \$

D. MINOR

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

By

Permit Clerk

DIRECTOR

C of O

CERTIFICATE OF OCCUPANCY

PERMIT NO.

CO 61327

THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS

DATE: 9/3/2003

ADDRESS 2700 27TH ST NW	FLOOR(S) BASEMENT 1ST, 2ND & 3RD FLOORS	PERCLID: (square) WARD: ZONE:
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PERMISSION IS HEREBY GRANTED TO CORPORATION: AIDAN MONTESSORI SCHOOL (THE) ID No.: 851852	TRADING AS: AIDAN MONTESSORI SCHOOL
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APPROVED USES: PRIVATE SCHOOL	PREVIOUS USES: PRIVATE SCHOOL
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TYPE CHANGE OF OWNERSHIP	IZING	OCCUPIED SQ FOOTAGE 16,000	OCCUP. LOAD 100	EXPIRATION DATE NONE
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DESCRIPTION OF USE: PRIVATE SCHOOL INCLUDING PRE-SCHOOL (150 STUDENTS, AGED 3-12 & 15 STAFF MEMBERS)	FEE: \$119.00
--	-------------------------

THIS CERTIFICATE SHALL BE POSTED CONSPICUOUSLY ON THE ABOVE PREMISES AT ALL TIMES. IT IS VALID INDEFINITELY, unless an expiration date is stated, VALID ONLY for the premises at the above address or part thereof, and for the purpose(s) indicated above, and IS NOT TRANSFERABLE to another person or premises under ANY conditions. ANY CHANGE in the type of business, ownership of business, or part of premises used therefor, will render this Certificate VOID and a NEW Certificate must be obtained.

David A. Clark
DIRECTOR

PERMIT OFFICIAL
DAVID A. CLARK